
27. RTA18 Zone (Residential/Tourist Accommodation Eighteen) (Bylaw No. 1444)**Intent**

- (1) The intent of this zone is to provide for medium density residential use and tourist accommodation.

Permitted Uses (Bylaw No. 2299)

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses; but no auxiliary residential dwelling units are permitted;
 - (b) park and playground;
 - (c) townhouse; and
 - (d) apartment.
- (3) Notwithstanding any other provisions of this Bylaw, dwelling units in the RTA18 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density (Bylaw No. 2299)

- (4) The maximum permitted gross floor area for the RTA18 Zone is 5,757 square metres.
- (5) The maximum number of dwelling units in the RTA18 Zone is 46.
- (6) Despite subsection (4), if the actual gross floor area of the buildings in the RTA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to October 19, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (7) Despite subsection (4), if the actual gross floor area of the buildings in the RTA18 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to October 19, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for the zone.
- (8) For the purposes of sections subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

- (9) The maximum permitted height of a building is 13.7 metres.

Site Area

- (10) The minimum site area per dwelling unit is 348 square metres for the first two dwelling units and 139 square metres for each additional dwelling unit.

Site Coverage (Bylaw No. 2299)

- (11) The maximum permitted site coverage is 15 percent.

Setbacks

- (12) The minimum permitted front setback is 7 metres.
- (13) The minimum permitted side setback is 3 metres.
- (14) The minimum permitted rear setback is 3 metres.

Off-street Parking and Loading (Bylaw No. 2299)

- (15) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (16) The minimum permitted gross floor area of any dwelling unit is 32.5 square metres.
- (17) The minimum permitted separation between buildings is 6 metres.